



**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

**MEETING DATE: July 13, 2016**

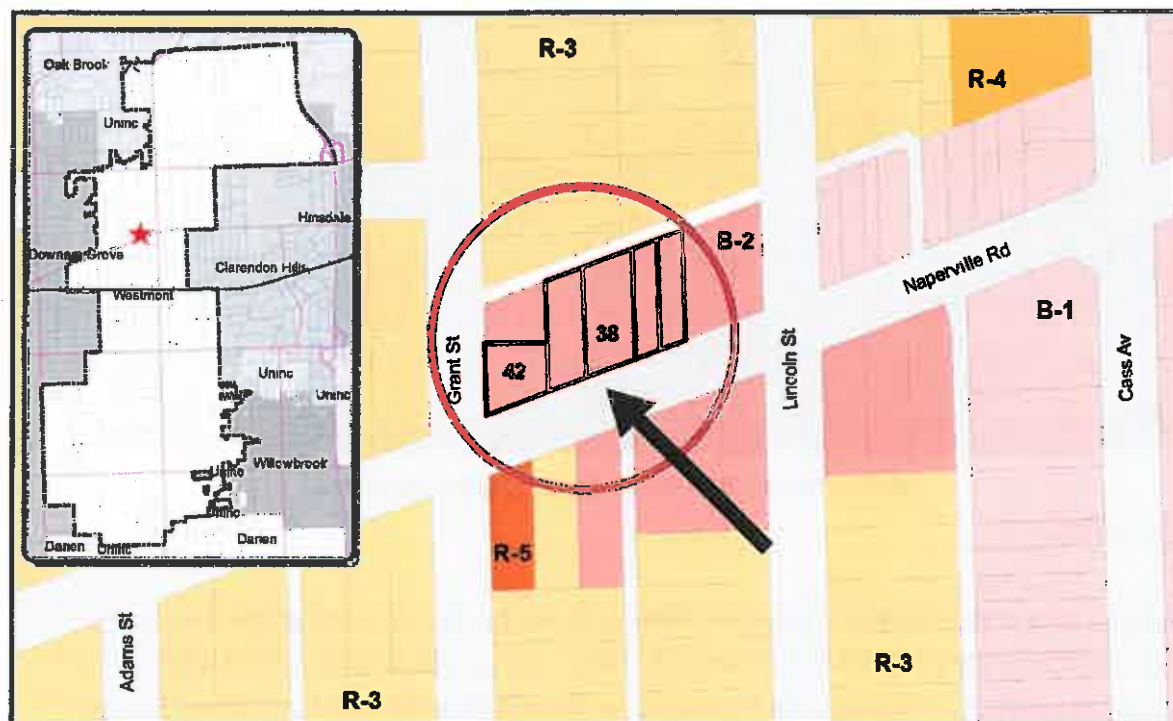
**P/Z 16-016**

**TITLE: Dominic Tommasone regarding the properties located at 38 and 42 West Naperville Road, Westmont, IL 60559 for the following:**

- (A) Special Use Permit request for an existing automotive garage located at 38 West Naperville Road in the B-2 General Business District with existing non-conforming exterior storage of vehicles awaiting service or customer pick-up.
- (B) Special Use Permit request for expansion of an automotive garage to be located at 42 West Naperville Road in the B-2 General Business District.

**BACKGROUND OF ITEM**

The subject lots are located on the northwest corner of West Naperville Road and North Grant Street. The two buildings are situated on five separate parcels and comprise a total of .56 acres.



**Zoning Map - 38 and 42 West Naperville Road**

A Special Use permit is required for automotive repair garages in the B-2 General Business District. The applicant seeks approval of a Special Use permit to both establish an approval for the existing repair shop at 38 West Naperville, and to expand the business to 42 West Naperville Road.

Village Automotive has operated for many years at its present location of 38 West Naperville Road. In addition to the repair facilities, a fenced storage lot exists to the rear of the property for both parking and storage of vehicles.

Until recently, 42 West Naperville Road had a small engine repair business that has recently vacated. The applicant has owned both properties for some time, and now wishes to expand the repair uses into the adjacent building. The building itself has repair bays from past operations as a gas station.



**Aerial Map - 38 and 42 West Naperville Road**

## **ZONING ANALYSIS**

The subject property is located in the B-2 General Business District, and properties in the immediate vicinity vary from B-2, R-3 and R-5. The business expansion would abut all residential properties, but would be separated by both Naperville Road and Grant Street.

Appendix "A", Section 7.03(A)(8)(b) requires that all garages proposed in the B-2 General Business District receive a special use permit.

There is also an additional special use condition that the owner must satisfactorily establish that "Such special use may be permitted provided that there shall be compliance with an approved landscaping plan providing for the screening from view of vehicles awaiting service or customer pickup; or provided that there shall be enclosed storage of all vehicles awaiting service or customer pickup."

As this request is for both an established business and an expansion of that business, it is noted that the business at 38 West Naperville Road has existing outdoor storage for these vehicles that is screened with a fence. This would be considered legal non-conforming as current code standards would not permit any type of outdoor storage. The applicant has indicated that although 42 West Naperville has a fence storage area as well, it would only be utilized during business hours for pick-up and drop-off.

For approval, the use must meet the Special Use standards, which are:

**Standards.** A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

## **PARKING ANALYSIS**

For the expansion, The tenant space for the proposed office measures approximately 1,155 square feet. Per Appendix A, Article X, Section 10.06(K)(4)(e)(10), Automobile garages require one parking space for each two employees and three for each automobile repair bay. With two

bays and an employee for each bay, 7 spaces would be required. With 3 striped spaces and the available paved area under the canopy and behind the building, more than seven vehicles can be accommodated. It would also be able to utilize the existing lot behind 38 West Naperville Road.



**38 West Naperville Road - existing auto repair facilities**

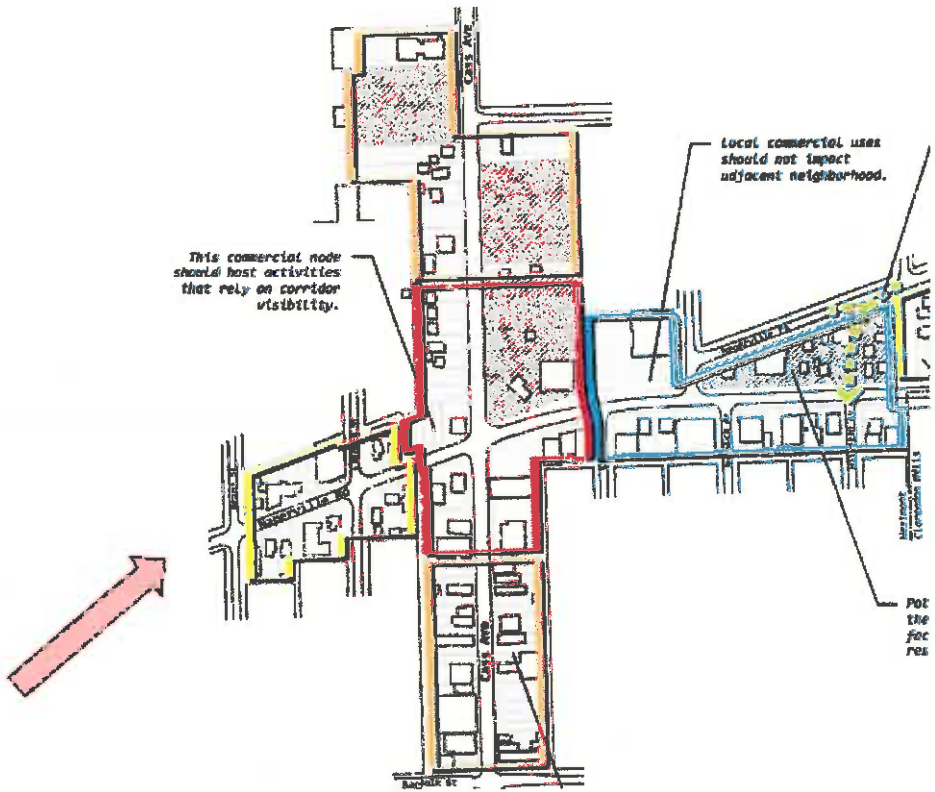


**42 West Naperville Road - proposed expansion into building**





42 West Naperville Road - parking and rear fenced area





**38 West Naperville parking and storage**

Staff does note that due to the pavement of the property abutting the sidewalks, particularly at 38 West Naperville Road, vehicles often park on the sidewalk before being relocated to the storage area. Staff recommends that the applicant stripe and clearly mark customer spaces, as well as signage or striping to prevent this parking. An alternative could be strategically placed planters as visual barriers that could add some much needed landscape to the front of the property.

The proposal received a positive recommendation from the Economic Development Committee at the July 06, 2016 meeting.

## **SUMMARY**

A Special Use permit is required for automotive garages in the B-2 General Business District. Approval of the requested special use would both establish a permit for the existing business as well as the expansion into the adjacent building.

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## **DOCUMENTS ATTACHED**

1. Publication notice appearing in the June 29, 2016 edition of the Westmont Progress.
2. Application for public hearing dated June 03, 2016, and associated attachments.
  - a. Cover letter, submitted by Dominic Tommasone, dated June 20, 2106.
  - b. Plat of Survey for 38 West Naperville Road, prepared by Joseph M. DeCraene, dated April 07, 1993.
  - c. Plat of Survey for 42 West Naperville Road, prepared by Lambert and Associates, undated.
  - d. Aerial map, undated.



## **Village Automotive**

June 20, 2016

To: Village of Westmont  
Planning & Zoning Commission  
31 W. Quincy Street  
Westmont, IL 60559

Re: Village Automotive, Inc. – Special Use Permit  
38 W. Naperville Road  
Westmont, IL 60559

To whom it may concern,

My name is Dominic Tommasone. I am the proud owner of Village Automotive, Inc. located at 38 W. Naperville Road. Through my automotive business, I have proudly served the Westmont community for over 29 years. Along with my automotive business, I have also been an owner of two commercial properties also located in Westmont for a combined total of 37 years. Both of these properties, adjacent to each other, are Village Automotive at 38 West Naperville Road and Four Seasons Small Engine Repair at 42 West Naperville Road.

My knowledge and expertise in the automotive repair industry have been a great success to the Westmont community. Because of this success I now have the need to expand the business operations of Village Automotive. By expanding my business, it will create a total of four more jobs just in the first year and should expand the first twelve month's revenue by an additional 25 percent.

My request for a special use permit is to expand my automotive repair business into the existing small engine repair facility located at 42 W. Naperville. My case is a little different because I have an existing business and already have outdoor storage in a fenced in area at the back of 38 W. Naperville. I am simply asking permission for what already exists. My forward plan is to use the 42 West location as a light duty repair facility as well as the main customer

waiting area. The two existing bays in the 900 sq. ft. facility will be used as light duty repair only. There will be no main parking necessary for this property. The main parking will be located behind the adjacent 38 West lot. This plan will help alleviate the sight of congestion of our customers pulling up on the lot. The fenced in area behind 42 West will be a temporary pick-up and drop off area throughout our daily business.

As a part of my history as a Westmont Business, I would also like to share how many compliments I receive on a weekly basis by our neighbors on how nice and clean our automotive repair center is. I have not received a single complaint for clutter or uncleanness since our existence. The appearance of the automotive shop will only improve once we are able to expand into the 42 West space.

As a Westmont board member, you may have noticed my buildings are like my children, I take care of them with great love. If you have lived here long enough, I am also sure you have seen the many positive changes I have made to my business over the years. Constant upkeep and maintenance have been my utmost goal in the entire duration I have existed as a thriving business here in Westmont.

In closing, I hope that you will allow this change not only for me, but for the community benefit of Westmont. I love and support the changes on Main Street over the past several years. The avenue of Naperville Road has been historic for automotive repairs and should remain so. Marathon Gas, Kubis Auto Body, Village Automotive and a historical old gas station (42 West) that still brings back memories to our community. Please help me improve our community by making it better visually and to create more jobs and tax revenue for all.

Sincerely,

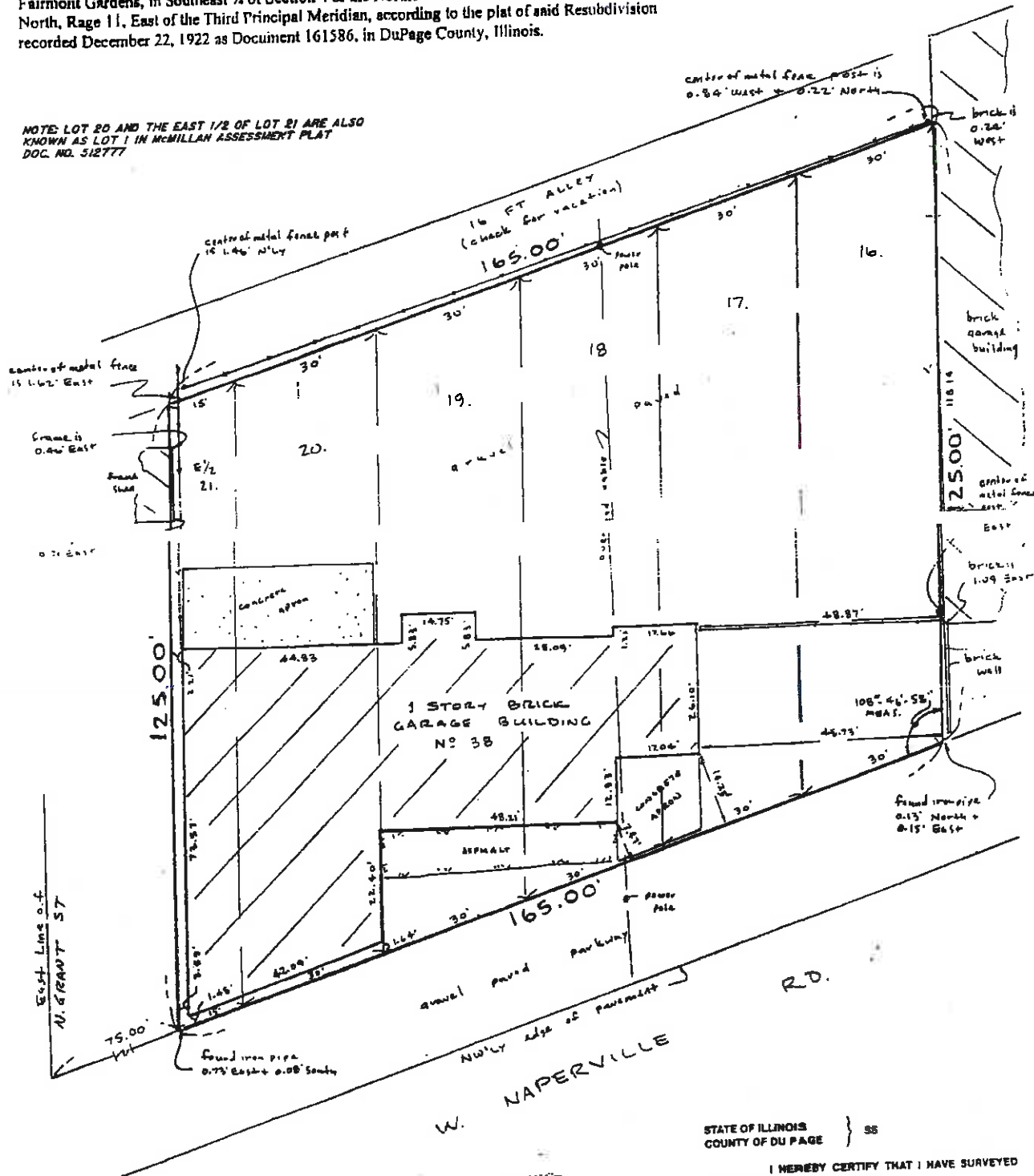
A handwritten signature in dark ink, appearing to read "Dominic Tommasone", with a stylized flourish extending from the end.

Dominic Tommasone



# Plat of Survey

NOTE: LOT 20 AND THE EAST 1/2 OF LOT 21 ARE ALSO  
KNOWN AS LOT 1 IN McMILLAN ASSESSMENT PLAT  
DOC. NO. 512777



- Check for easements, building lines and other restrictions. If not, not shown hereon.
- Check legal description hereon against deed.
- Some easements may be appurtenant in certain areas. do not show them here.
- Compare all information shown before you.
- Survey that not used unless indicated impression.



STATE OF ILLINOIS  
COUNTY OF DU PAGE

I HEREBY CERTIFY THAT I HAVE SURVEYED  
PROPERTY DESCRIBED HEREON.

DATE: APRIL 7 AD '929

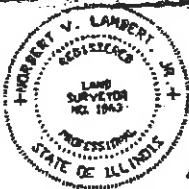
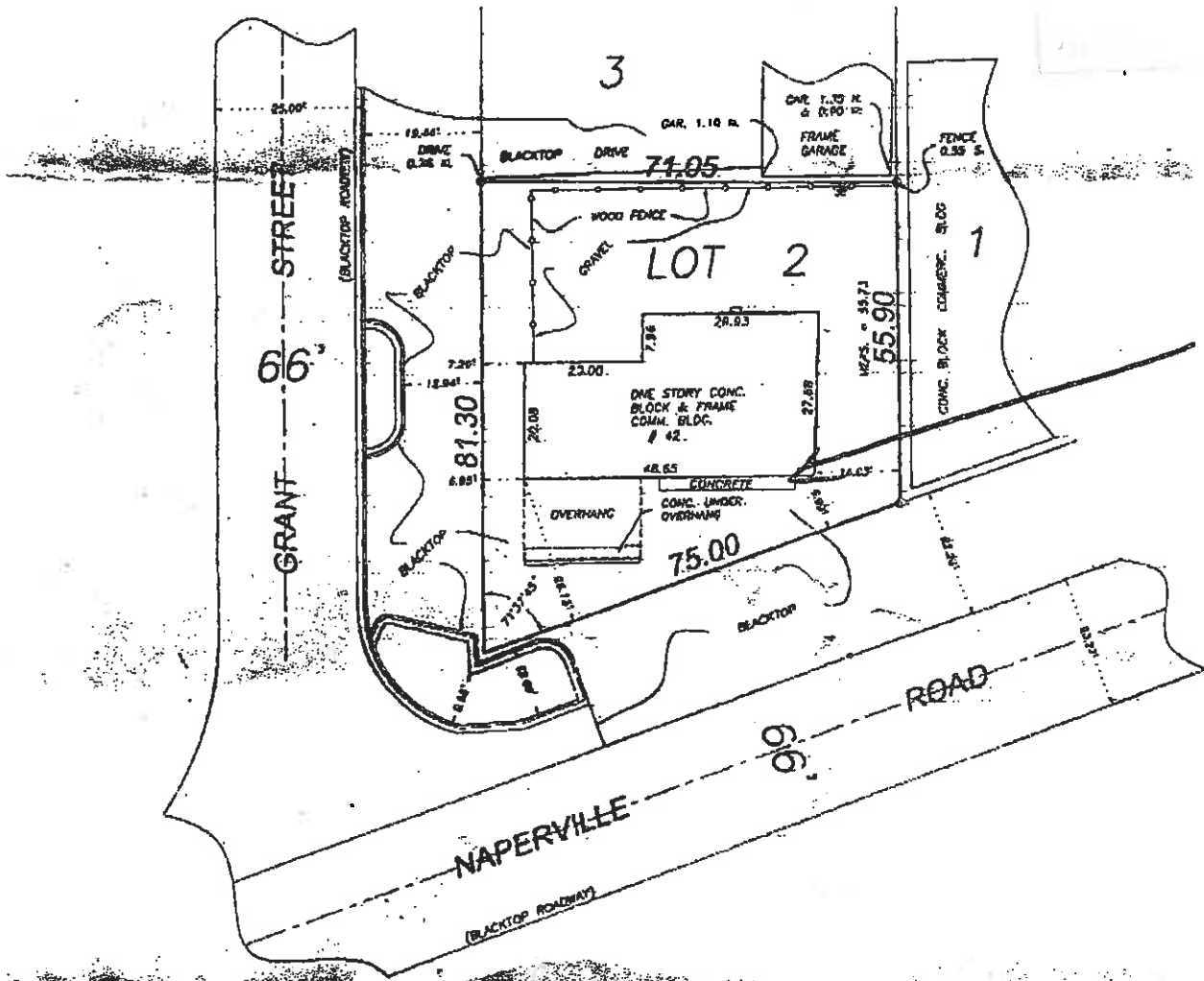
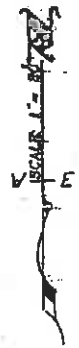
James M. McInerney  
JAMES M. MCINERNEY

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# PLAT OF SURVEY

LOT 2 IN MC MILLAN ASSESSMENT PLAT, A RESUBDIVISION OF LOTS 8 TO 27, BLOCK 8, IN MCINTOSH AND CO'S FAIRMONT GARDENS IN THE NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO MC MILLAN ASSESSMENT PLAT RECORDED DECEMBER 16, 1946 AS DOCUMENT 512777, IN DUPAGE COUNTY, ILLINOIS.

RE: 42 W. NAPERVILLE



CERTIFIED TO:  
CHICAGO TITLE INSURANCE CO.

DATE OF ILLINOIS  
JURY OF DU PAGE ) E.E.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE PRESENT ILLINOIS MINIMUM STANDARDS FOR A LAND SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 12TH DAY OF APRIL, A.D. 2003.

LAND SURVEYOR NO. 1943  
FOR NO DEED OR GUARANTEE POLICY FOR RESUBDIVISIONS, NOT SHOWN  
I SURVEY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL THEREOF.  
SURVEY ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT  
DISCREPANCIES.

ORDERED BY: YU, TONY

ORDER NO. 105.C.228 FILE NO. 050373

**LAMBERT & ASSOCIATES**  
LAND SURVEYORS

320 SOUTH REBER ST. WHEATON, ILL. 60187  
PHONE: (630) 653-6331 FAX: (630) 653-6396

- + = FOUND CUT CROSS
- = FOUND IRON STAKE
- = SET IRON STAKE

Google Maps

38 W Naperville Rd



Imagery ©2016 Google, Map data ©2016  
Google

20 ft

no STORAGE  
- cust. pick-up